



Affordable Income Levels and Barriers to Affordable Development



COLORADO
Department of Local Affairs

Division of Housing Overview

Our Mission: The Division of Housing partners with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe and secure homes

DOH supports projects from homelessness prevention to homeownership. **Our work includes:**

- Increasing and preserving Colorado's inventory of affordable housing.
- Managing rental assistance vouchers.
- Creating and supporting collaborative approaches to end homelessness.
- Regulating the construction and installation of factory-built structures.



Categories of Income Levels

- Moderate-Income = 80-120% of the Area Median Income (AMI)
- Low-Income = 50-80% AMI
- Very Low-Income = 30-50% AMI
- Extremely Low-Income = Less than 30% AMI



Rent Limits (Near You)

County	AMI	2021 Maximum Rents				
		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Adams	100%	\$1,835	\$1,966	\$2,360	\$2,725	\$3,040
Adams	80%	\$1,468	\$1,573	\$1,888	\$2,180	\$2,432
Adams	60%	\$1,101	\$1,179	\$1,416	\$1,635	\$1,824
Adams	50%	\$917	\$983	\$1,180	\$1,362	\$1,520
Adams	40%	\$734	\$786	\$944	\$1,090	\$1,216
Adams	30%	\$550	\$589	\$708	\$817	\$912
Adams	20%	\$367	\$393	\$472	\$545	\$608
Arapahoe	100%	\$1,835	\$1,966	\$2,360	\$2,725	\$3,040
Arapahoe	80%	\$1,468	\$1,573	\$1,888	\$2,180	\$2,432
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Denver	100%	\$1,835	\$1,966	\$2,360	\$2,725	\$3,040
Denver	80%	\$1,468	\$1,573	\$1,888	\$2,180	\$2,432
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Income Limits (Near You)

County	AMI	2021 Income Limits					
		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Adams	100%	\$73,400	\$83,900	\$94,400	\$104,800	\$113,200	\$121,600
Adams	80%	\$58,720	\$67,120	\$75,520	\$83,840	\$90,560	\$97,280
Adams	60%	\$44,040	\$50,340	\$56,640	\$62,880	\$67,920	\$72,960
Adams	50%	\$36,700	\$41,950	\$47,200	\$52,400	\$56,600	\$60,800
Adams	40%	\$29,360	\$33,560	\$37,760	\$41,920	\$45,280	\$48,640
Adams	30%	\$22,020	\$25,170	\$28,320	\$31,440	\$33,960	\$36,480
Adams	20%	\$14,680	\$16,780	\$18,880	\$20,960	\$22,640	\$24,320
Arapahoe	100%	\$73,400	\$83,900	\$94,400	\$104,800	\$113,200	\$121,600
Arapahoe	80%	\$58,720	\$67,120	\$75,520	\$83,840	\$90,560	\$97,280
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Denver	20%	\$14,680	\$16,780	\$18,880	\$20,960	\$22,640	\$24,320

Rent Burdened Households

- 30% of your monthly household income goes toward housing (rent or mortgage)
- Does not include other discretionary spending
 - such as taxes, food, home repairs, vehicle, etc
- Arapahoe County - 100% AMI (1 Person HH) = \$73,400
 - Monthly Income = \$6,117
 - 30% = \$1,835
- Arapahoe County - 60% AMI (1 Person HH) = \$44,040
 - Monthly Income = \$3,670
 - 30% = \$1,101
- Arapahoe County - 30% AMI (1 Person HH) = \$22,020
 - Monthly Income = \$1,835
 - 30% = \$551



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Barriers to Affordable Development

- Limitations on rent owners can charge
- High cost to build
- Costs of infrastructure
- Zoning (density limits, parking requirements, height limitations)
- Construction codes
- Compliance requirements based on federal or state funding
- Increased management staff to support compliance requirements



Overcoming Barriers to Development

- Government subsidies and lower cost loans
- Federal, Local, and State resources
- Fee waivers and deferrals
- Property and Use Tax abatements
- Corporate donations
- Other donations
- Land donations
- Other In-Kind revenues (donated services/labor)



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<https://www.colorado.gov/pacific/dola/division-housing>



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